

## The Beach Residences Comparative Market Analysis, April 2023

**ACTIVE  
PENDING  
SOLD**

### For Sale Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
1 1300 Benjamin Franklin Dr	601	Unfurnished	Estate 01	4,194	\$5,500,000	\$1,311	2

### Sale Pending:

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	List Price	LP/SqFt	Parking
2 1300 Benjamin Franklin Dr	602	Optional	Estate 02	3,964	\$3,900,000	\$984	2
3 1300 Benjamin Franklin Dr	1006	Unfurnished	Estate 06	3,017	\$4,599,000	\$1,526	2

### Sold Properties (last 365 days):

Address	Unit	Furnishings	Floor Plan	Sq Ft Heated	Sold Price	SP/SqFt	Parking	Sold Date	DTS
4 1300 Benjamin Franklin Dr	304	Unfurnished	Villa 04	1,864	\$1,950,000	\$1,046	2	4/29/2022	101
5 1300 Benjamin Franklin Dr	1002	Unfurnished	Estate 02	3,964	\$5,800,000	\$1,463	2	6/3/2022	32
6 1300 Benjamin Franklin Dr	1009	Unfurnished	Estate 09	3,352	\$2,950,000	\$880	2	1/3/2023	185
<b>AVERAGE PRICE/DAYS ON MARKET</b>					<b>\$3,566,667</b>	<b>\$1,130</b>			<b>106</b>



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of April 27, 2022 through April 27, 2023. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

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